

OFFICE/WAREHOUSE SPACE  
FOR LEASE

# Clear Creek Business Center

6820 N. BROADWAY | UNIT R & S | DENVER, CO 80221

## Building Information

- > Space Available: 3,390 SF
- > Available: February 1, 2024
- > Office: 70%
- > Loading: One (1) Drive-In
- > Power: 100 Amp, 120/208 volt, 3-Phase (to be verified)
- > Zoning: PUD
- > Parking: 2.7:1,000 SF parking ratio
- > Lease Rate: \$10.00/SF NNN
- > Est. Expenses: \$6.85/SF

## Highlights

- > High speed Internet access available
- > Individual HVAC units
- > Highly visible and accessible at the confluence I-25, US-36, and I-76
- > Responsive, professional management

For more information please visit:  
[www.clearcreekleasing.com](http://www.clearcreekleasing.com)

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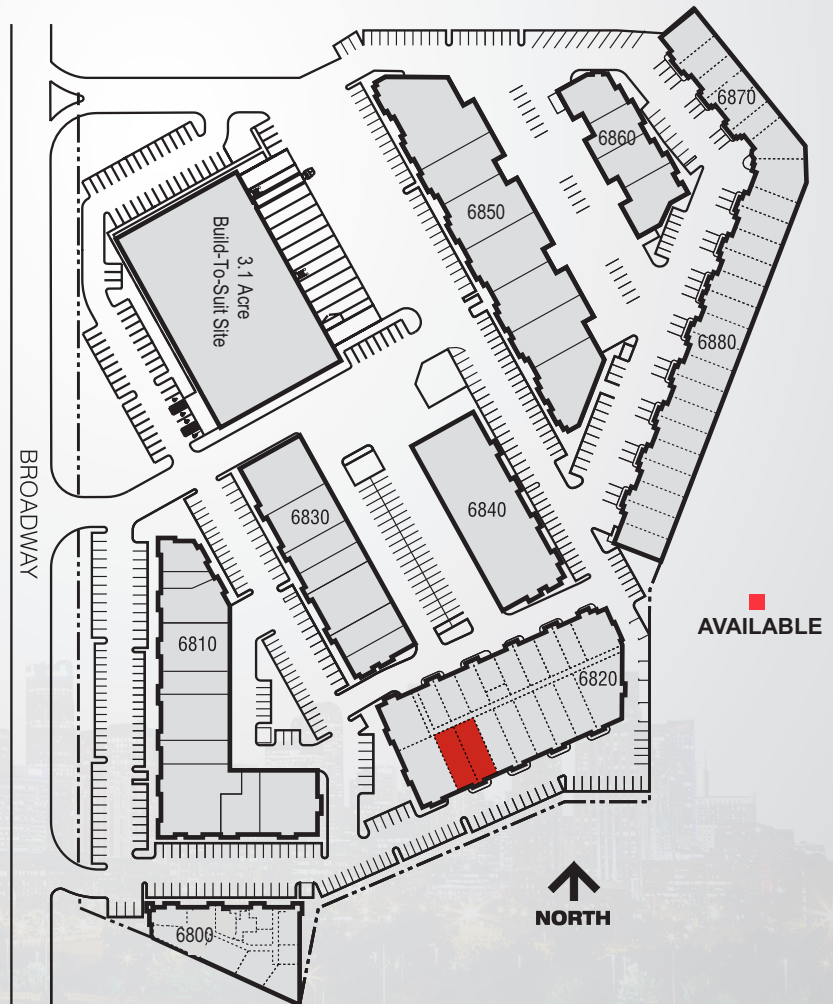
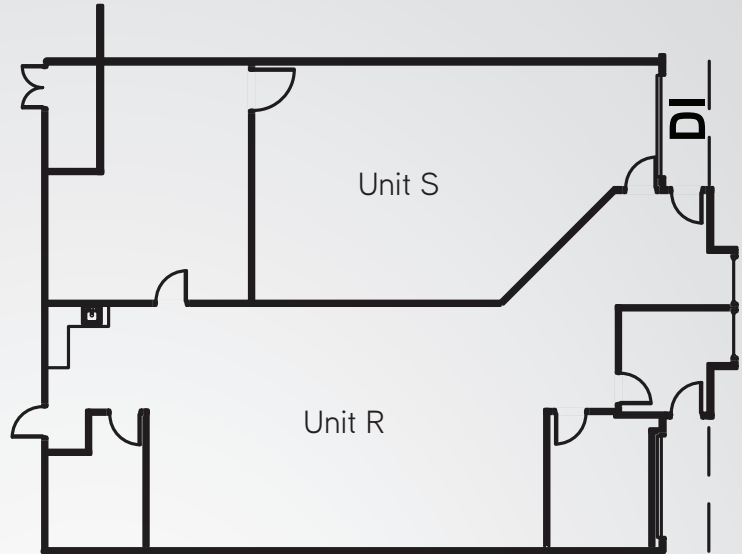
Accelerating success.

Clear Creek Business Park  
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